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Local
Property
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For Sale

Outstanding C. 40.7 Acre Residential Farm

65 Budore Road
Crumlin
Co Antrim
BT29 4UA

RESIDENTIAL



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RESIDENTIAL

EPC—TBC

Location

This excellent farm is conveniently situated on the Budore Road approximately 4 miles from Nutts Corner Roundabout. Belfast is just 5 miles east of the property and Lisburn C. 8 miles south thus boasting a highly accessible sought after location.

Description

This desirable residential farm comprises C. 40.7 acres held in a compact block which benefits from significant frontage to and a private access lane from the Budore Road.

Additionally the sale includes a charming 3 bedroom bungalow and an established traditional farmyard.

The agricultural lands are of top quality free draining nature with the majority of the holding suitable for silage cutting purposes if desired. The lands and farm are served by a spring borewell water supply.

Dwelling

The private dwelling which is centrally positioned within the farm comprises an endearing 3 bedroom bungalow which was partly refurbished C. 10 years ago.

The dwelling was re-roofed and rewired C. 40 years ago when the extension for the kitchen was constructed.

Internally the cosy bungalow offers:

- Living room (with open fire/back boiler).
- Reception room with open fireplace.
- Kitchen/Diner c/w integrated fridge-freezer, oven & dishwasher.
- 2 GF Bedrooms.
- Main bathroom with corner shower.
- 1 FF Bedroom.

Externally the property benefits from an outdoor utility room in addition to the mature gardens.

Farmyard

The traditional farmyard is well equipped to include:

- Byre (4.8m x 12.0m).
- Barn (23.4m x 7.1m)
- 4 Bay x 30ft wide open silo.
- Apex roofed cubicle house (16.0m x 7.34m).
- Calf cubicle house (6.75m x 6.15m).
- General Purpose Shed (7.65m x 6.0m).
- Lean to cubicle house (7.0m x 16.5m)
- Open Lagoon.
- Pig House (10.0m x 7.4m).
- Former Dairy (4.7m x 3.1m).

The sale of this unique holding presents a rare opportunity to acquire a compact residential farm in this area and therefore we would recommend interested parties to contact our office as soon as possible to arrange an essential viewing.

Lots

Vendors may consider selling the property in lots subject to offers and interest received from genuine purchasers.

Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition and would note the following approximate areas:-

Ground Floor

Kitchen : 6.023m x 3.2m	Reception : 4.83m x 3.84m
Living Room : 4.2m x 4.17m	Utility Room : 3.5m x 2.3m
Entrance Hall : 4.9m x 1.5m	Hallway : 2.77m x 1.11m
Bedroom 1 : 3.02m x 2.72m	Bedroom 2 : 4.036m x 2.74m
WC : 2.22m x 2.9m	Cupboard : 1.9m x 1.11m
Outdoor Utility Room : 3.0m x 2.37m	

Sale Details

Price on Application.

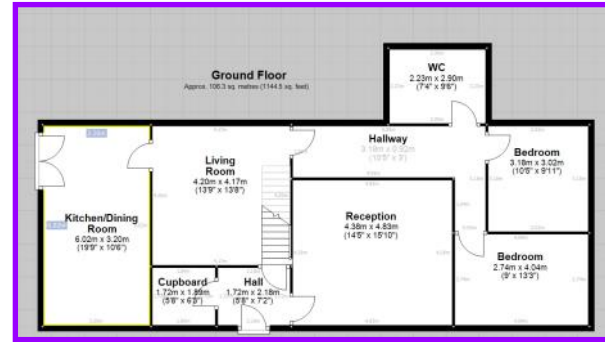
Rates

We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2023/24: £1,044.00.



**Dwelling Floor Plans
(For Illustrative Purposes Only)**

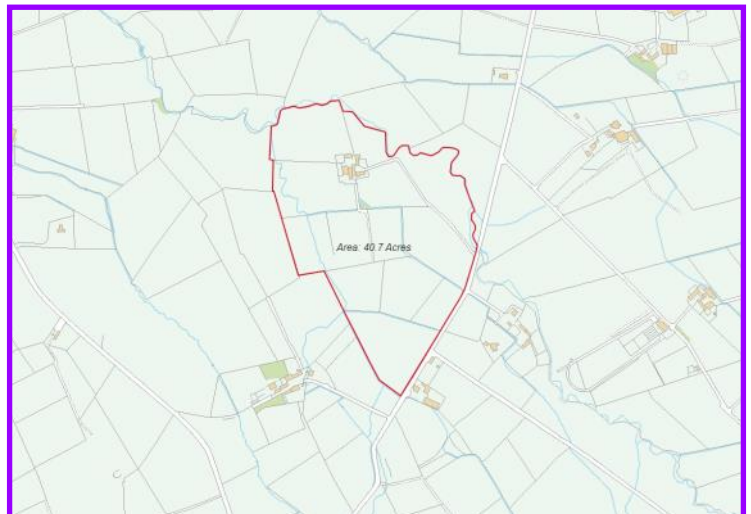


Indicative Spatial Boundary Maps (For Indicative purposes only)

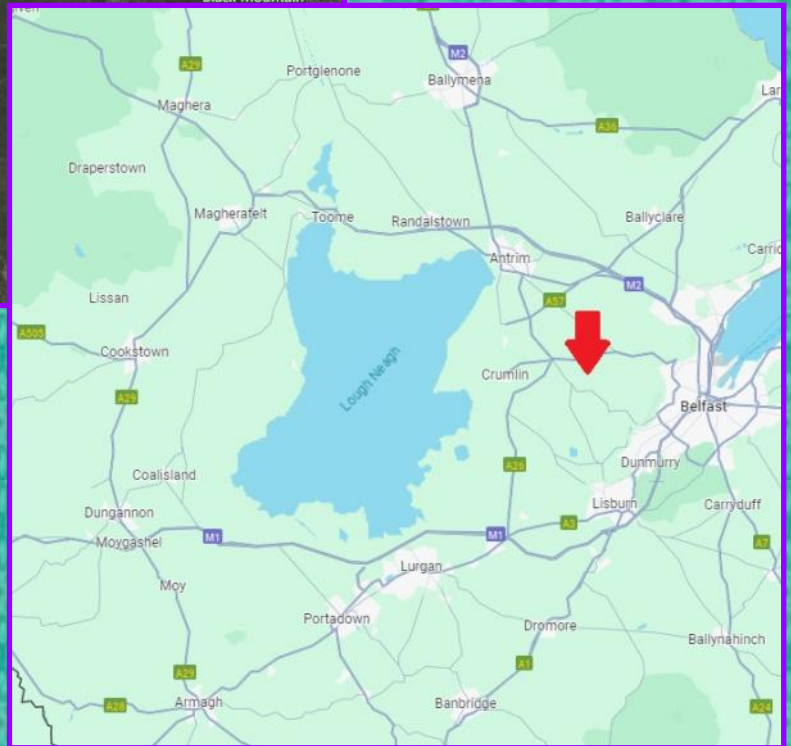
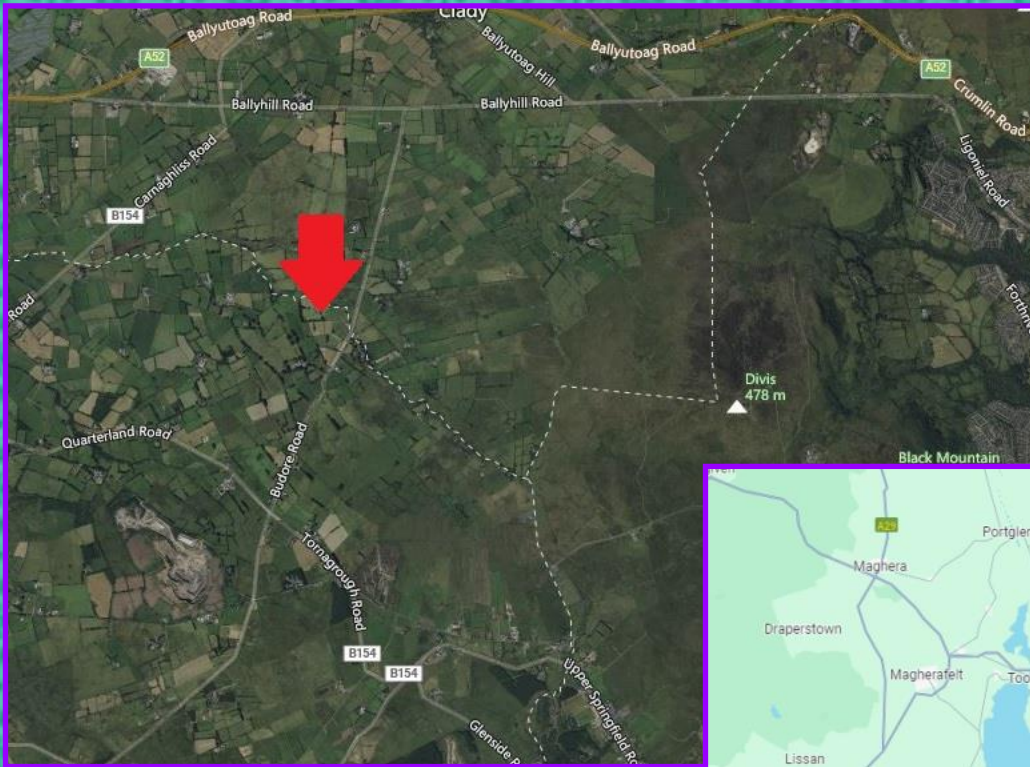
Ortho View



OSNI View



Location Maps



FOR INDICATIVE PURPOSES ONLY

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Like many of our valued clients already have, give our professional team a call for a **FREE** no obligation confidential discussion on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

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